

**Board meeting: Centennial Trail Homeowners Association**

February 17, 2016

5215 Centennial Trail (Edmondson home)

*These minutes approved by the Board at the March 29, 2016 meeting.*

Present: all 5 newly elected board members – we have quorum

Randy Doriase (recording)

Andy Edmondson

Dot Jackson

Charles Minter

Lou Supino

7:33pm: Dot calls the meeting to order.

We begin with discussion of areas of responsibility of the various Board officers: president, treasurer, secretary, and two vice presidents. We discuss both how this has been done historically and also some changes the Board recommends in order to create a more even workload. These offices are not well-defined in our Covenants, so we consider this is up to the Board members to define. Andy makes notes and will draw up a document to define these responsibilities for the present Board – the board plans approve it at a future meeting and then post it to the website. The Board members agree unanimously that the definitions of these responsibilities will be only guidelines, and that any of the Board members can carry out any of these responsibilities if needed.

As empowered by the membership at the annual meeting (Feb. 1, 2016), we decide on the following terms of election for each board member:

- Dot: 1 year
- Lou: 2 years
- Charles: 2 years
- Andy: 3 years
- Randy: 3 years

8:26pm: Motion made to accept the above, seconded, and approved unanimously.

As empowered by the membership at the annual meeting (Feb. 1, 2016), we decide upon the following officers for 2016:

- Charles: president
- Lou: vice president
- Dot: vice president
- Andy: treasurer
- Randy: secretary

8:36pm: Motion made to accept the above, seconded, and approved unanimously.

Next, we move on to the reading of the minutes of the Feb. 1 annual meeting.

8:48pm: After some edits, the Board approves these minutes as read.

We enter into a ranging discussion about fences that abut the outlots, who is responsible for their maintenance, and issues raised by the HOA's decision at the annual meeting to re-affirm precedent and hold lot owners responsible for fence maintenance. Many issues are raised, including:

- It is reasonably clear from the HOA plat map that Outlots D, E, and F are wider than the commonly owned sidewalks that go through them. This means that because of the placement of the fences, there is HOA-owned land that is being used by only a single lot-owner. The HOA Covenants clearly state that all outlots are to be used for the benefit of all HOA members.
- Who is liable for mishaps that occur on a strip of land that is owned by the HOA but is in exclusive use by a single owner?
- Who is responsible for maintenance of these strips of property other than the fences (turf, plantings, irrigation, etc.)?

We decide to hold our next Board meeting on Tuesday, March 29 at 7:30p. The main agenda item will be a discussion of the above issues concerning private properties that abut outlots A, D, E, and F. Location: the home of Charles and Kathy Minter, 5325 Centennial. This will be a Board meeting, meaning that community members are welcome to attend, and may comment when recognized, but have no vote on any motions presented. At this time, we do not anticipate that there will be any motions to vote on – this is intended to be an informational discussion. The Board especially encourages attendance by the 7 owners whose property abuts these outlots.

We finish with a discussion of bids for our snowplowing contract – both of the paths on the outlots and of the privately maintained sidewalks of individual lots along Centennial Trail. We discuss briefly whether it is appropriate for the HOA to plow privately maintained sidewalks – we decide to continue this tradition through the rest of this winter (until April 30, 2016) and then solicit commentary from the community ahead of making this decision for the 2016-2017 plow contract. We select the bid from "Prop Maintenance." Andy will call this company tomorrow and finalize the contract.

Adjourn 9:45p.